| 003.0 | 0003 | 0015.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 917,000 / 917,000 |
| | | | | | USE VALUE: | 917,000 / 917,000 |
| | | | | | ASSESSED: | 917,000 / 917,000 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 51 | -53 | MILTON ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | SANTOSUOSSO SAMUEL J |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 17 STAFFORD ROAD |
| Street 2: | |
| Twn/City: | LYNNFIELD |
| St/Prov: | MA Cntry: Own Occ: N |
| Postal: | 01940 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | Cntry: |
| Postal: | |

## NARRATIVE DESCRIPTION

This parcel contains .114 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1930, having primarily Aluminum Exterior and 2556 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 104 | 4950.000 | 457,800 | 4,400 | 454,800 | 917,000 |
| Total Card | 0.114 | 457,800 | 4,400 | 454,800 | 917,000 |
| Total Parcel | 0.114 | 457,800 | 4,400 | 454,800 | 917,000 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 358.76 | /Parcel: 358.76

**Legal Description**

Entered Lot Size
Total Land:
Land Unit Type:

**User Acct** 2829

**GIS Ref**

**GIS Ref**

**Insp Date** 09/01/17

!283!

## PREVIOUS ASSESSMENT

Parcel ID 003.0-0003-0015.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 104 | FV | 457,800 | 4400 | 4,950. | 454,800 | 917,000 | | Year end | 12/23/2021 |
| 2021 | 104 | FV | 435,900 | 4400 | 4,950. | 454,800 | 895,100 | | Year End Roll | 12/10/2020 |
| 2020 | 104 | FV | 432,300 | 4400 | 4,950. | 454,800 | 891,500 | 891,500 | Year End Roll | 12/18/2019 |
| 2019 | 104 | FV | 332,900 | 4400 | 4,950. | 483,200 | 820,500 | 820,500 | Year End Roll | 1/3/2019 |
| 2018 | 104 | FV | 332,900 | 4400 | 4,950. | 352,500 | 689,800 | 689,800 | Year End Roll | 12/20/2017 |
| 2017 | 104 | FV | 311,100 | 4400 | 4,950. | 307,000 | 622,500 | 622,500 | Year End Roll | 1/3/2017 |
| 2016 | 104 | FV | 311,100 | 4400 | 4,950. | 261,500 | 577,000 | 577,000 | Year End | 1/4/2016 |
| 2015 | 104 | FV | 275,300 | 4400 | 4,950. | 255,800 | 535,500 | 535,500 | Year End Roll | 12/11/2014 |

**PRINT**

| Date | Time |
|---|---|
| 12/29/21 | 18:17:27 |

**LAST REV**

| Date | Time |
|---|---|
| 09/22/17 | 08:32:14 |
| ekelly | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 283

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| SANTOSUOSSO SA | 22890-450 | | 2/5/1993 | | 1 | No | No | | A |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 2829 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 1/14/2013 | 51 | Re-Roof | 11,895 | C | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 9/1/2017 | MEAS&NOTICE | HS | Hanne S |
| 5/16/2013 | Info Fm Prmt | EMK | Ellen K |
| 4/18/2009 | Meas/Inspect | 372 | PATRIOT |
| 10/16/1999 | Inspected | 264 | PATRIOT |
| 9/21/1999 | Mailer Sent | | |
| 9/21/1999 | Measured | 267 | PATRIOT |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 104 | Two Family | | 4950 | | Sq. Ft. | Site | | 0 | 80. | 1.15 | 1 | | | | | | | | | 454,802 | | | | | | 454,800 | |

| Total AC/HA: | 0.11364 | Total SF/SM: | 4950 | Parcel LUC: | 104 | Two Family | Prime NB Desc | ARLINGTON | Total: | 454,802 | Spl Credit | | Total: | 454,800 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 13 - Multi-Garden | | |
| Sty Ht: | 2A - 2 Sty +Attic | | |
| (Liv) Units: | 2 | Total: | 2 |
| Foundation: | 2 - Conc. Block | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 3 - Aluminum | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | WHITE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1930 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 2 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Fair |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 2 | Rating: | Fair |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AV - Average | 31. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 31 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 180.00 |
| Size Adj.: | 1.06079805 |
| Const Adj.: | 0.98000199 |
| Adj $ / SQ: | 187.125 |
| Other Features: | 88500 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 663433 |
| Depreciation: | 205664 |
| Depreciated Total: | 457769 |

## COMMENTS

GAR =F TWO HEAT TYPES IN THIS HOUSE
1-OIL, 1-GAS. UAT UNF.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units | 2 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 12 | BRs: | 6 | Baths: | 2 | HB | |
|---|---|---|---|---|---|---|---|---|

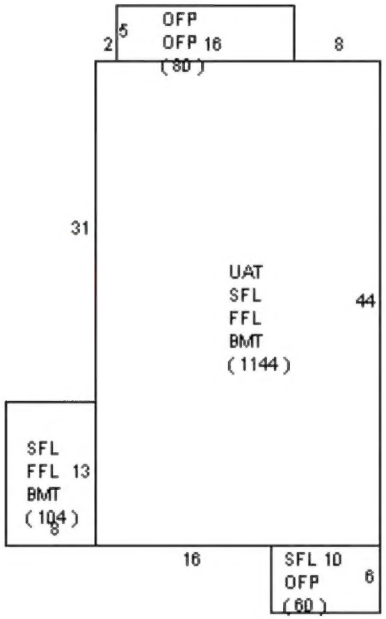
## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 2 | 6 | 3 | |
| Totals | | | |
| 2 | 12 | 6 | |

## SKETCH




## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|

| WtAv$/SQ: | | AvRate: | | Ind.Val | |
|---|---|---|---|---|---|

| | | | |
|---|---|---|---|
| Juris. Factor: | | Before Depr: | 187.13 |
| Special Features: | 0 | Val/Su Net: | 106.22 |
| Final Total: | 457800 | Val/Su SzAd | 179.11 |

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| SFL | Second Floor | 1,308 | 187.130 | 244,760 |
| BMT | Basement | 1,248 | 56.140 | 70,060 |
| FFL | First Floor | 1,248 | 187.130 | 233,532 |
| UAT | Upper Attic | 286 | 74.850 | 21,407 |
| OFP | Open Porch | 220 | 23.520 | 5,174 |

| Net Sketched Area: | 4,310 | Total: | 574,933 |
|---|---|---|---|
| Size Ad | 2556 | Gross Area | 5168 | FinArea | 2556 |
|---|---|---|---|---|---|

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID 003.0-0003-0015.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | Garage | D | Y | 1 | 18X18 | A | AV | 1930 | 22.72 | T | 40 | 104 | | | 4,400 | | | 4,400 |

| More: | N | Total Yard Items: | 4,400 | Total Special Featues: | | Total: | 4,400 |
|---|---|---|---|---|---|---|---|